

# HAINES SURVEYING CO.

P. O. BOX 1031 GATESVILLE, TEXAS 76528  
Cell 817-233-3846

**FIELD NOTES FOR:** Rhudy Estate

Dated: September 10, 2023

All that certain 25.080 acres tract or parcel of land located in Coryell County, Texas out of the Hugh McCrory Survey Abstract No. 706 and being a portion of a so-called 28.206 acres tract of land conveyed to David A. Rhudy, Rebecca A. Hunter & Gena L. Sexton, by deed recorded in the Deed Records of Coryell County, Texas, Document No. 355168, same being more particularly described by metes and bounds as follows; to wit:

**BEGINNING** at a 3/8" dia. capped iron pin found at a fence corner for the northeast corner of said Rhudy etal, 25.206 acres tract and this tract, same being the southeast corner of a so-called 25.484 acres tract of land conveyed to Gena L. Rhudy Sexton, by deed recorded in the (D.R.C.C.T.) Document No. 147101 and also being a corner in the west line of a so-called 41.948 acres tract of land conveyed to Gena Rhudy Sexton, by deed recorded in the (D.R.C.C.T.) Document No. 360343.

**THENCE** South 65 deg. 40 min. 33 sec. West along the fenced south line of said 25.484 acres tract and the north line of said 28.206 acres tract, a distance of 1396.71 feet (25.484 acres tract deed call S66-02W 1395.2') to a 5/8" dia. capped iron pin RPLS 4327, set in the east right of way of FM 930 near a fence corner post for the southwest corner in said 25.484 acres tract and the northwest corner of said 28.206 acres tract. From which a 3/8" dia. capped iron pin found at fence corner bears N65-40-33E 3.23' and a 5/8" dia. capped iron pin RPLS 4327, set in the east right of way of FM 930 at the beginning of a curve to the left, bears N18-05-16E 12.61' (long chord distance).

**THENCE** along the east right of way of said FM 930, the west line of said 28.206 acres tract and said curve to the left, having a central angle of 33 deg. 39 min. 08 sec., a radius of 919.78 feet, an arc length of 540.23 feet and a long chord of South 00 deg. 52 min. 39 sec. West a distance of 532.50 feet to a 5/8" dia. capped iron pin RPLS 4327, set at the end of said curve and being a corner of said 28.206 acres tract.

**THENCE** South 15 deg. 40 min. 22 sec. East along the generally fenced east right of way of said FM 930 and the west line of said 28.206 acres tract, a distance of 469.55 feet to a 5/8" dia. capped iron pin RPLS 4327, set for the southwest corner of this tract and also being the northwest corner of a 3.00 acres tract of land surveyed by me on an even date.

**THENCE** South 76 deg. 20 min. 59 sec. East severing said 28.206 acres tract along the un-fenced south line of this tract and the north line of said 3.00 acres tract, a distance of 427.85 feet to a 5/8" dia. capped iron pin RPLS 4327, set in the fenced east line of said 28.206 acres tract, for the southeast corner of this tract, the northeast corner of said 3.00 acres tract and also being in the west line of a so-called 50.00 acres tract of land conveyed to Jeffery Lee Wilderson, by deed recorded in the (D.R.C.C.T.) Document No. 306139.

**THENCE** North 23 deg. 56 min. 40 sec. East along the fenced east line of said 28.206 acres tract and the west line of said Wilderson Tract, a distance of 941.57 feet to an 80d nail found at a fence corner post for the northwest corner in said Wilderson Tract and the southwest corner of said Sexton 41.948 acres tract.

**THENCE** North 23 deg. 59 min. 24 sec. East along the fenced east line of said 28.206 acres tract and the west line of said Sexton 41.948 acres tract, a distance of 875.92 feet (Sexton deed call N23-59-24E 875.92') to the **PLACE OF BEGINNING and containing 25.080 acres of land and shown as Tract One, on attached plat.**

All iron pins set are 5/8" in diameter with orange plastic caps stamped RPLS 4327. All bearings shown are based on Geodetic (True) North and were derived from GPS observations made during this survey.

I, Mark A. Haines, Registered Professional Land Surveyor in and for the State of Texas, do hereby certify that the property legally described herein and on attached plat is a true, correct and accurate representation of the property legally described, there being no encroachments, conflicts or protrusions except as shown.

Surveyed on the ground August 8, 2023.

*Mark A. Haines*

Mark A. Haines, Registered Professional Land Surveyor No. 4327.



